

Nevada H.A.N.D., Inc.
HOUSING AND NEIGHBORHOOD DEVELOPMENT
295 E. Warm Springs Road, Suite 101 • Las Vegas, NV 89119
Office (702) 739-3345 Fax (702) 739-3305

December 8, 2006

City of Las Vegas
Planning Department
731 S. 4th Street
Las Vegas, NV 89101

RE: Justification Letter
Re-Zone
Deer Springs Assisted Living
Deer Springs and Decatur
APN: 125-24-701-038 and 031

To Whom It May Concern:

At the City Council meeting of June 7, 2006 a General Plan Amendment (GPA-12847) was approved for the above mentioned parcels to change the master plan from ML (Medium Low Density Residential) to M (Medium Density Residential) on 18.62 acres at the northwest corner of Rome Boulevard and Decatur Boulevard for a Senior Living use. With this in mind we are requesting a zone change for the north half of the above mentioned parcels for an Assisted Senior Living community known as Deer Spring Assisted Living from Residential Estates (R-E) to Residential Planned District allowing 25 units per acre (R-PD-25). This is a rezoning request only a Site Development Plan Review is being submitted for the specific development of the parcel.

Enclosed in the package, please find:

Site Development Review Application
Patent that will serve as the Deed to the subject property
Fee of \$1,000
Statement of Financial Interest
Site Plan

If you need any further assistance, please contact me at (702) 739-3345 ext. 243. Thank you.

Sincerely,


Jacque Zussman

Real Estate Development Manager

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DEC 08 2006

SDR-18642
01/25/07 PC